

MINUTES

Blue Earth County Planning Commission

Regular Meeting

Wednesday, September 2, 2020

7:00 p.m.

1. CALL TO ORDER

The virtual meeting was called to order at 8:09 p.m. by Chairman Kurt Anderson. Planning Commission members participating in the virtual meeting included Kurt Anderson, Bill Anderson, Kip Bruender, Barry Jacques, Michael Riley and Joe Smentek. Staff members Garrett Rohlfing and George Leary also participated.

2. APPROVAL OF MINUTES

Mr. Jacques made a motion to approve the minutes of the August 5th, 2020 virtual Planning Commission meeting. Mr. Smentek seconded the motion which carried unanimously following a roll call vote.

3. APPROVAL OF AGENDA

Mr. Leary indicated there was no change to the agenda.

4. NEW BUSINESS

PC 17-20

Medo Evangelical Lutheran Church and Lindeland Farms – Request for review and approval to transfer the residential development right from the Southeast Quarter of the Northeast Quarter of Section 26, Medo Township to the Northwest Quarter of the Northwest Quarter of Section 25, Medo Township. The properties involved are zoned agricultural. The location address is 14195 626th Ave., Mapleton MN 56065.

Mr. Rohlfing presented the report.

Susan Splinter was linked into the meeting to represent the applicants. She had no further comment and there was no public comment.

There was little discussion by the Planning Commission.

Mr. Bruender made a motion to recommend approval of the request to the County Board based on the findings and conditions provided by staff.

Mr. Smentek seconded the motion. The motion carried unanimously following a roll call vote.

PC 18-20

Mitchell Abbas - Request for review and approval of the Preliminary Plat of Mitch Abbas Subdivision No. 3. The proposal is a replat of a portion of the Mitch Abbas Subdivision No. 2 and will consist of one lot and one outlot. The property is zoned agricultural and is located in the East Half of the Southeast Quarter of Section 17, Cambria Township and the West Half of the Southwest Quarter of Section 16, Cambria Township.

Mr. Leary presented the report.

Mitch and Carol Abbas were linked into the meeting. They had no further comment and there was no public comment.

There was little discussion by the Planning Commission.

Mr. Smentek made a motion to adopt the report and recommend approval of the request to the County Board with the conditions provided by staff.

Mr. Bill Anderson seconded the motion. The motion carried unanimously following a roll call vote.

PC 19-20

Crystal Valley Cooperative – Request for review and approval of the final plat of Crystal Valley Subdivision. The proposed subdivision plat will create two lots within the Highway Business Zoned District. The property is in the Northeast Quarter of the Northeast Quarter of Section 6, Garden City Township. The location address for the site is 19404 510th Ave., Lake Crystal MN 56055.

Mr. Leary presented the report.

Nate Myhra was linked into the meeting. He indicated he was the project manager of the proposal. There was no other public comment.

The Planning Commission expressed no issues with the request.

Mr. Bill Anderson indicated he was familiar with the property. He continued with a motion to adopt the proposed findings and to recommend approval of the request to the County Board with the conditions outlined by staff.

Mr. Smentek seconded the motion. The motion carried unanimously following a roll call vote.

PC 20-20

Cheryl Kietzer, Reggie Reed and Lori S. Volz Revocable Living Trust – Request for review and approval of the final plat of Shady Tree Estates No. 2. The request is a replat of Lot 4 Block 1 and Outlot A of Shady Tree Estates that will reconfigure Lot 4 Block 1 to include a portion of Outlot A. The property is zoned Rural Residence and is within the Shoreland Overlay of Lake Washington. The property is located in the Northeast Quarter of the Northeast Quarter of Section 19, Jamestown Township. The site address is 4112 Hillside Lane, Madison Lake, MN 56063.

Mr. Leary presented the report.

Jon Kietzer was linked into the meeting. He had no further comment and there was no public comment.

Mr. Kurt Anderson indicated the proposal was reasonable. Other members of the Planning Commission expressed no issues with the request.

Mr. Smentek made a motion to adopt the report and recommend approval of the request to the County Board with the conditions outlined by staff and to add a third condition stating that the vegetation on the outlot must be left in its natural condition and may only be altered in accordance with Sec. 14-113.- Shoreland alterations of the County Code.

Mr. Bill Anderson seconded the motion. The motion carried unanimously following a roll call vote.

PC 22-20

Blue Earth County - Request for review and approval of amendments to the Blue Earth County Code of Ordinances Chapter 24 – Zoning to establish standard setbacks from County Ditches, County Tile and railroad rights-of-way. The proposed setback from County Ditches and County Tile is 75 feet for structures other than feedlots which have their own setback. The proposed setback from a railroad right-of-way is 50 feet for all structures.

Mr. Rohlfsing presented the report.

There was no public comment and little discussion by the Planning Commission.

Mr. Bruender made a motion to recommend approval of the proposed amendments to the County Board.

Mr. Riley seconded the motion. The motion carried unanimously following a roll call vote.

5. OTHER BUSINESS

a. Update/Review of County Board action item from the previous Planning Commission meeting:

- **James & Susan Schull and SunVest Solar Inc.** – Request for review and approval of a Conditional Use Permit for a 1.454 MW Solar Energy System. The site is located in the Agricultural Zoning District in the Northwest Quarter of the Southwest Quarter of Section 11, Mapleton Township. **Approved**
- **Crystal Valley Cooperative** – Request for review and approval of the preliminary plat of Crystal Valley Subdivision. The proposed subdivision plat will create two lots within the Highway Business Zoned District. The property is in the Northeast Quarter of the Northeast Quarter of Section 6, Garden City Township. The location address for the site is 19404 510th Ave., Lake Crystal MN 56055. **Approved**
- **Cheryl Kietzer, Reggie Reed and Lori S. Volz Revocable Living Trust** – Request for review and approval of the preliminary plat of Shady Tree Estates No. 2. The request is a replat of Lot 4 Block 1 and Outlot A of Shady Tree Estates that will

reconfigure Lot 4 Block 1 to include a portion of Outlot A. The property is zoned Rural Residence and is within the Shoreland Overlay of Lake Washington. The property is located in the Northeast Quarter of the Northeast Quarter of Section 19, Jamestown Township. The site address is 4112 Hillside Lane, Madison Lake, MN 56063.

Approved

- **Lance & Erika Goettl** - Request for review and approval of a Conditional Use Permit to operate a fertilizer business. The use will primarily service the applicant's own needs, but fertilizer may also be sold to other farmers. The property is zoned agricultural and is in the Northwest Quarter of the Northwest Quarter of Section 4, Lincoln Township. The property address 48519 195th Street, Lake Crystal, MN 56055.

Approved

- **Blue Earth County** - Request for review and approval of amendments to the Blue Earth County Code of Ordinances Chapter 24 – Zoning to establish standards for Interim Uses and Interim Use Permits. The ordinance amendment establishes the application criteria, public notification, public hearing, review and approval processes for Interim Use Permits. The amendments to Chapter 24 - Zoning also reclassifies several existing Conditional Uses as Interim Uses in all zoning districts. **Approved**

- **Blue Earth County** - Request for review and approval of amendments to the Blue Earth County Code of Ordinances Chapter 24 – Zoning to establish standards for self-service storage facilities. The ordinance amendment also adds self-service storage facilities as interim uses to the Agriculture, General Business, Highway Business, and Light Industry Zoning Districts. **Approved**

- **Riverbluff Lands Inc.** - Request for review and approval of an Interim Use Permit to allow construction of an 8,400 square foot storage building. The property is zoned agricultural and is in the South Half of the Northwest Quarter of Section 21, Cambria Township. The location address is 48460 239th Street, New Ulm, MN 56073. **Approved**

6. ADJOURNMENT

Mr. Smentek made a motion to adjourn the meeting. Mr. Bill Anderson seconded the motion. Following roll call vote, the meeting was adjourned at 9:08 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date